



# Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2015 Thirty-Five Years of Ransom Oaks News

December 2015

Ransom Oaks Community Corporation • 101 Ransom Oaks Drive • East Amherst, New York 14051

## Winter Welcome!

Winter Solstice • Merry Christmas • Hanukkah • Kwanzaa • New Year's Eve



to our residents,  
families, friends &  
advertisers

**Happy Hanukkah**  
**Merry Christmas**  
**Happy Kwanza**  
**Happy New**  
**Year 2016**

*All of Us at Ransom  
Oaks Community Corp*

### ROCC Board of Directors Annual General Meeting & Election

**Monday, January 11**

The Annual General Meeting & Board of Directors election will be held **Monday, January 11, 2016, 6:30pm** at the Greenwood Recreational Facility.

Incumbents **Pete Calinski, Jim Golding, Forrest Benson** and newcomer **James Scott** are candidates for **three open board positions**. Meet the candidates on p.4.

Residents who vote, either by sending in their proxy or voting at the meeting, will be entered into a drawing to have their **2016 assessment waived**.

Ballots will be delivered to your home in December by mail.

Ransom Oaks property owners with paid assessments and no outstanding liens against their property are encouraged to vote. ■



### Ransom Oaks

#### *Who-to-Call*

**INFORMATION** If you have questions, problems, comments, or concerns:

- **Charlesgate or Glen Oak**  
Clover Management, 688.4503
- **Briarwoods, Forest Edge, or Woodgate** Andruschat Real Estate Service, 688.4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY!) Mike Hartman, 406.8557
- **Ransom Oaks Facilities Manager** (including Clubhouse Rentals) Tom and Kathy Halter, 691.7352
- **Comments** President of R.O.C.C., Mark Walsh, 406.7008
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
- **Swormville Fire**, 688.7055

### In This

#### *Issue*

- 2 **Ransom Oaks Board of Directors**
- 3 **Facilities Report:** Tom & Kathy Halter
- 5 **Around Town:** December Events
- 6 **How to Advertise with Ransom Oaks**
- A1 **Residents Insert**

## Happy Birthday!

### Celebrating December Birthdays



Justice Wehrmeyer .....	13
December 5	
Matthew Wiepert .....	15
December 5	
Charley Kenyon .....	23
December 6	
Joseph I. Nowakowski .....	26
December 6	
Daniel O'Connor III .....	23
December 8	
Daniel O'Connor Jr. ....	
December 8	
Alex Agro .....	4
December 11	
Benjamin Hansen.....	9
December 12	
Sydney Beitel.....	78
December 12	
Michael Tubbs.....	21
December 14	
Susan Zurak.....	32
December 22	
Stephanie Sheppard.....	15
December 22	
Michelle Janczak .....	49
December 28	
Kaitley Woser.....	22
December 28	
Casey Rapp.....	3
December 29	
Tristan Casuccio .....	9
December 29	
Rachel Attea.....	23
December 30	
Christina Hill .....	19
December 30	
Rudyard Kipling .....	150
December 30	
Kelsey Roorand.....	18
December 30	
Patience Wehrmeyer.....	12
December 30	

**Join the list!** Send your name and birth date (and age if you prefer) to newsletter@ransomoaks.com. The list will remain on file and printed annually unless you request to be removed. Please let us know if someone has moved. ■

## Ransom Oaks Board of Directors

**RANSOM OAKS** is a planned community of 1,100 families. We value its location and believe it is a great place to live and raise a family.

<b>Mark Walsh, President</b>	406.7008	mwalsh@ransomoaks.com
<b>Gene Zambarda, Vice President*</b>	689.0924	gzambarda@ransomoaks.com
<b>Jim Golding, Treasurer*, Facilities</b>	689.4919	jgolding@ransomoaks.com
<b>Pete Calinski, Secretary *</b>	616.0088	pcalinski@ransomoaks.com
<b>Michael Deck, Landscaping*</b>	689.0988	mdeck@ransomoaks.com
<b>Mike Hartman, Architectural Matters*</b>	406.8557	mhartman@ransomoaks.com
<b>James Burke, P/R Communications*</b>	913.8381	jburke@ransomoaks.com
<b>Andrzej Ogiba, At Large</b>	688.8016	aogiba@ransomoaks.com
<b>Forrest Benson, At Large</b>	688.4688	fbenson@ransomoaks.com

\* Member Architectural Committee

**RANSOM OAKS COMMUNITY CORPORATION (R.O.C.C.)** Board of Directors consists of volunteer residents who are elected to office by a vote of the ROCC membership. The Board meets monthly at the Greenwood Drive Recreation Area, see calendar. Residents are welcome and encouraged to attend. ■

## Ransom Oaks Staff

<b>Kathy &amp; Tom Halter, Facilities Managers</b>	691.7352	tkhalter@ransomoaks.com
<b>Terry Collins, News Editor/Designer</b>	980.5470	newsletter@ransomoaks.com



## Ransom Oaks

# Facilities Report

It's that time of year again where we begin to plan for the new year. You will receive a mailing in mid December with all the budget and voting information.



Our annual meeting will be held on **Monday, January 11, 2016, 6:30 p.m.** at the Greenwood Recreation Facility. Elections will be held at that time. If you are unable to come to the meeting, please use your proxy or absentee ballot. This may be mailed or given to any board member.

This year the 2016 assessment fee for Ransom Oaks will be \$350.00 and \$70.55 for Woodgate residents. Billing for the 2016 assessment will be mailed in January and must be received by March 1, 2016.

Lastly, this is the time of year to encourage your high school and college age son/daughter to get their **certification to lifeguard** at the pools in the spring. It takes a lot of hard work and dedication to get certified, but the jobs are worth it. Please give us a call if you have any questions, regarding lifeguard positions.

*Happy Holidays!*

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
tkhalter@ransomoaks.com  
716.691.7352 ■

HAPPY  
—★NEW★—  
YEAR  
★  
WISH YOU A GREAT YEAR!

## Join us for our Monthly ROCC Meeting

Learn what's happening in  
Ransom Oaks

**Next Meetings**

Dec 14, Jan 11, Feb 8

## Ransom Oaks

# Adult Activities 2016

We would like to begin planning and budgeting more adult activities within the Ransom Oaks Community for 2016.

**We need you!** Your help with ideas and planning are what will take this from a great idea to some fun evenings with new & old friends. From social evenings to outings around town - a show, museum or new restaurant or brewery tour - anything is possible.

If you're interested in being on a committee or would like to plan a adult community event, please give Tom & Kathy Halter a call (691-7352) or email at tkhalter@ransomoaks.com. ■

## Ransom Oaks

# Around Ransom Oaks

Girl Scout? Boy Scout? School Group? Church Group? Volunteer?

Can we help publicize an event or fund raiser? Raise awareness of a cause you are working on?

Let us know what's going on with your group and we can feature you in the newsletter.

It's easy... drop an email to [newsletter@ransomoaks.com](mailto:newsletter@ransomoaks.com).

Please include date, time, cost, contact info and a brief description of your event. Email pictures in jpg or pdf format. ■

## Ransom Oaks

# Girl Scout Troop #31019 Cereal Drive

Girl Scout troop #31039 would like to thank our fellow Ransom Oaks residents for another successful donation drive for **New Beginnings Food Pantry of Amherst!**

We successfully gathered your generous donations of cereal and personal care products on a sunny Saturday last month, and easily achieved our goal of collecting more than 150 boxes, topping last year!



Thanks again to all our neighbors for making our efforts a wonderful success this fall! ■

# Mark Your Calendar

**Hanukkah  
Starts  
Dec 6**



**Winter Solstice  
Dec 21**

**Christmas  
Dec 25**



**New Year's  
Eve  
Dec 31**

## Around Town

### Where to Park?

Not in the streets of Amherst from November to April.

The standing or parking of vehicles is hereby prohibited on all streets and highways within the Town of Amherst between the hours of **1:00 AM to 7:00 AM**, beginning **November 1** of each year and ending **April 1** of the succeeding year.

For more information [http://www.amherst.ny.us/govt/govt\\_dept.asp?dept\\_id=dept\\_16&div\\_id=div\\_23&menu\\_id=menu\\_63#q10](http://www.amherst.ny.us/govt/govt_dept.asp?dept_id=dept_16&div_id=div_23&menu_id=menu_63#q10)

## Ransom Oaks

### Building Rental

Consider hosting your event at one of our Ransom Oaks facilities.

Visit <http://RansomOaks.com/calendar> to check the calendar for availability. Next print, complete & send the Building Request Form to Tom & Kathy Halter, 38 Maricrest Drive, Amherst, 14228. The Building Request form must be received two weeks prior to the requested date. ■

## Around Ransom Oaks

### Meet Board Candidate Pete Calinski

I was first elected to the Ransom Oaks Board in 2010 on a platform to retain access to the Bike Path for Ransom Oaks residents. Unfortunately that issue has been overtaken by other events. I still believe Ransom Oaks residents have the right to use the Bike Path and I use it every day that I can.

Since being elected to the Board I have served as the secretary. As such I record the minutes for all meetings. I also provide the Highlights of the meetings for the Newsletter.

I serve as one of the six members of the Architectural Committee. I also established and maintain a database of Architectural Committee correspondence.

When we decided that Ransom Oaks should have a new website I was responsible for finding a person to create the website, oversaw the creation, and supplied much of the content. The result was a website that provides a significant service to residents and costs us less than \$12 per month as opposed to previous costs of over \$100 per month.

I now maintain our website including installing weekly updates to the software, the Forum, the Resident's Inserts, Financial Statements, Storm Drainage Plans, Totes and Bike Path information.

When we decided to try using PayPal to pay for advertising and for payment of assessments I helped work out the details for implementing those services.

Should you feel that I should continue to provide these services, I would appreciate your vote. ■



**Your Vote Counts!**  
Cast your vote by mail or in person  
@ our Jan meeting.

## Around Ransom Oaks

### Meet Board Candidate James Scott

Born in Brooklyn, raised in New Jersey, I arrived in the Ransom Oaks community in 1991 following a job transfer within Praxair, Inc. to their Tonawanda facility. I've been married to my wife, Monika, for over forty years.

My first 15 years with Praxair I was in the manufacturing department operating the facilities that manufactured and distributed industrial gases. Praxair has hundreds of facilities in the United States and hundreds more worldwide. I worked at facilities in Niagara Falls, NY; Moorestown, NJ; Suffield, Conn; Kittanning, Pa; Duquesne, Pa; Raritan Bay, NJ; and others including the Tonawanda NY facility from which I retired in 2014.

Since living in East Amherst I became active in the St. Marys Church, Swormsville, NY. I sat on the Parish council for 3 years and the parish finance committee for 5-6 years as one of the advisors to the parish priest on financial issues. This included time on a team evaluating options for handling the expansion of the parish, culminating in the construction of the new church.

Please consider me as you cast your ballot. ■



## Around Town December

### Open Ice Skating

Daily, 10am - 10pm  
Canalside, Buffalo, NY

Lace up your skates for The Ice at Canalside presented by BlueCross BlueShield of Western New York! Whether you're on your lunch break, on a date, with family, or with friends you'll love to take a spin on the Canals on Downtown Buffalo's Waterfront!

**Cost:** Ages 13 & over: \$6, Ages 6-12: \$4, Ages 5 & under: Free. Skate Rentals: \$4 (sizes range: toddler size 3 - adult 13). Locker Rental: \$3 (limited availability)

**Details:** <http://www.canalsidebuffalo.com>. ■



### MONET AND THE IMPRESSIONIST REVOLUTION, 1860-1910

Sunday, November 15, 2015-  
Sunday, March 20, 2016

Albright-Knox Art Gallery, Buffalo,  
NY

With broad strokes, Monet and the Impressionist Revolution, 1860-1910 highlights the transformation of Claude Monet's (French, 1840-1926) visual practice.

**Cost:** Ticketing for this exhibition is timed and includes general admission to the museum. Timed tickets are available now.

**Details:** <http://www.albrightknox.org/>. ■



### Pancake Breakfast

Dec 13  
8am - 12:30pm

Jurek Post of the  
American Legion,  
655 New Road at  
Smith Road

All breakfasts include "fresh off the grill" all you can eat buttermilk pancakes, "Egglands Best" eggs, link and patty sausages, juice, coffee, and tea.

**Cost:** Adults \$7.00. Children 5-12, \$3.00. Children under 5, free. ■



### Niagara Power Project Festival of Trees

Dec 1 - Jan 1, 10am - 5pm

NYPA Niagara Power Project  
Power Vista, 5777 Lewiston Road,  
Lewiston, NY 14092

The Niagara Power Vista is transformed into a winter wonderland with a dazzling display of reusable trees, adorned with energy efficient holiday lights and decorated by local non-profit groups.

**Cost:** Free.

**Details:** <http://www.nypa.gov/>. ■

### Niagara Aerospace Museum

Wed - Sun, 11am - 4pm

9900 Porter Road @ Niagara Falls  
International Airport, Niagara  
Falls, NY

Come visit the Niagara Aerospace Museum where our WNY aviation achievements are celebrated. Come see the Lunar Module rocket engines that lifted all twelve Apollo astronauts off of the moon. The amazing Rocket Belt is located at this museum along with the famed Curtiss Jenny biplane. A World War II P-39 Airacobra lost for over 60 years in a lake in Russia is displayed there. There is a Lunar Lander simulator as well. Gift shop is located on the premises. Next to the airport, view planes landing and taking off thru the large glass observation window

**Cost:** Members: Free, Adults: \$8.00, Seniors: \$6.00, Active Military: \$4.00, Students w/ID: \$4.00, Kids 5-15: \$3.00.

**Details:** 716-297-1323, [www.wnyaerospace.org](http://www.wnyaerospace.org). ■



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716 866-9959

[maureen@maureenmirandhomes.com](mailto:maureen@maureenmirandhomes.com)

4955 N Bailey Ave. Amherst NY 14226

[www.maureenmirandhomes.com](http://www.maureenmirandhomes.com)

# How to Advertise With Us . . .

To take advantage of the opportunity to affordably reach over 1,100 residents, please follow the guidance below to start advertising your business or service in the Ransom Oaks News:

**1. Call or email:**

Terry Collins, Editor, 980.5470 (be sure to leave a message), newsletter@ransomoaks.com

**2. Write check to:** Ransom Oaks Community Corporation or **pay via PayPal** to payments@ransomoaks.com. Indicate which month(s) to apply your payment.

**3. Mail payment to:** Terry Collins, P.O. Box 1356, Grand Island NY 14072

**4. Deadline:** All ad payments, graphics and ad verbiage must be received by the **15th of month prior** to publication. Without receipt of payment by the 15th of month prior, the ad will not run.

**CLASSIFIED AD RATES**

Promote your service or sell an item. Thirty word maximum per ad.

**RESIDENTS:** ■ \$8/mo.

**NON-RESIDENTS:** ■ \$11/mo.

**DISPLAY AD RATES**

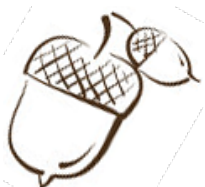
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

**Bakers Dozen** - Buy any 12 months of single-size ad & receive 1 month free

**Advertising Notes**

Residents who place an ad in the Ransom Oaks News will no longer receive a duplicate copy mailed to their home. This is in an effort to be more green by not generating extra paper to be recycled and to reduce costs associated with printing. ■

**Note:** The R.O.C.C. Board of Directors and Staff do not necessarily have personal knowledge, nor are they able to recommend the advertisers who choose to advertise in this newsletter. ■





## BOB STEPHENS HUCK

### Plumbing & Heating, Inc.

Complete Plumbing Service for Western New York  
Repairs & Remodeling **632.1149**

Mention this ad &  
**SAVE \$15.00**  
on any service

Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps  
High Pressure Sewer Jetting • Gas Lines Installed & Repaired • Trenching • Wet Basements/Yards

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**716.400.8581**

Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

**FREE**  
Estimates  
**INSURED**



# HEIM ELECTRIC, INC.

*THE Original Electrician for Ransom Oaks*

Changing your lighting can be life changing.  
*Update and add value to your home.*




## 574.8542



## BUFFALO OVERHEAD DOOR, Inc.

*"Ransom Oaks Own Door Company"*

**Featuring:**  
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SunSetter  
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Free Estimates  
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- Recognized for Sales & Service Excellence

Cell: (716) **830-8787**  
JulieBrown@me.com  
www.JulieBrownWNY.com




914 Maple Rd., Williamsville, NY 14221

# Affordable Advertising

## Lois Robinson-Fullam

*Licensed Associate Real Estate Broker*

**30 Year Resident of Ransom Oaks  
NYS Certified Real Estate Instructor**



**Serving the Needs of  
Ransom Oaks Buyers & Sellers  
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**Direct: 445-2563**

Lois.Robinson@huntrealestate.com  
8780 Sheridan Drive  
Williamsville, NY 14221



REAL ESTATE 

Ofc. 633-5350

### PIANO INSTRUCTION

Ransom Oaks Resident!  
Certified experienced teacher,  
references available. Lessons taught in your  
home or mine: East Amherst, Clarence,  
Williamsville, Getzville, Lockport or the  
Tonawandas. Call 630.5998 or 598.3722.



### AMHERST HANDYMAN

House service & repairs. No job too small.  
25 years experience, FREE estimate.  
Available nights & weekends.  
Reliable fixing at your convenience.

**Call ANDRE 688-8016 or 597-7655.**

*Ransom Oaks Resident*

**PLUMBING** *Need work done?*  
Best prices around. 10% discount.  
Free estimates. Call **877.4538** or  
**Emergency 448.8967**. *PH Horvath Plumbing*

## Ransom Oaks News Advertising

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or

a service to offer?

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[www.easternhillspainting.com](http://www.easternhillspainting.com)



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COMPLETE AUTO REPAIR

[www.GerrysService.com](http://www.GerrysService.com)

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### \*Full 36 Point Check-up

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### \*Check Tire Pressure

### \*Visually Check Brakes

Save \$15.00

### \*Inspect Steering & Suspension

### \*Inspect & Top Off Under Hood Fluids

### \*Plus More

Majority of vehicles, not applicable with other discounts or specials,  
regularly \$44.88 + tax, call for appointment, see store for details, exp  
12/312015

# December

Please visit our web site at [www.ransomoaks.com](http://www.ransomoaks.com)

**Next ROCC Meeting:  
Monday • December 14, 2015  
6:30pm @ Greenwood Facility.**

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct 2016 when it's on Tuesday.

RESIDENTS are welcome and encouraged to attend.

*R.O.C.C. Covenants & Restrictions documents are available free of charge to residents who attend their community meeting, otherwise there is a \$20.00 fee. Monthly meetings are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■*

**2015 Meetings**

December 14

**2016 Meetings**

January 11

February 8

March 14

April 11

May 9

June 13

July 11

August 8

September 12

October 11(Tues)

November 14

December 12

**Charlesgate Meeting:**

second Wednesday of each month.

**Forest Edge Meeting:**

fourth Tuesday of each month.

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**INFORMATION** If you have questions, problems, comments, or concerns:

• **Charlesgate or Glen Oak**

Clover Management, 688.4503

• **Briarwoods, Forest Edge, or Woodgate**

Andruschat Real Estate Service,  
688.4757

• **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311

• **Swormville Fire**, 688.7055

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**Dec 15**  
Deadline for  
*Ransom Oaks News*  
**Jan issue**



**Ransom Oaks**

Community Corporation  
101 Ransom Oaks Drive  
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